



**Tuesday, January 24, 2023**  
**Santa Fe County Planning Commission Special Meeting 4:00PM**

**County Commission Chambers, 2nd Floor**  
**Santa Fe County Administration Building**  
**102 Grant Avenue**

### **1. Opening Business**

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- A. Pledge of Allegiance
- B. Roll Call 4:00 PM
- C. Introduction of New Planning Commission Members
- D. Election of a Chair and Vice Chair

### **2. Approval of Agenda**

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- A. Amendments
- B. Tabled or Withdrawn Items

### **3. Approval of Minutes**

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- A. Approval of December 15, 2022 Regular Meeting Minutes

### **4. Old Business**

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A. Case # 22-5180. TT2 LLC., Applicant, NM Land Solutions LLC., Agent, requests a variance of Chapter 8.10.3.13 (Table 8-38 Dimensional Standards –Employment Center) to allow a workforce housing complex to exceed a height of thirty (30) feet and a variance of Chapter 10.21.2 (Units) to allow more than 12 units per building to create a "Workforce Affordable Housing Complex" & Mixed-Use Commercial Development on 17.40 ± acres (2-Lots). The Workforce Housing Complex will contain approximately 240 housing units (within eight apartment buildings). The Commercial Development will consist of five (5) lots with uses such as restaurants, retail, and or commercial pad sites geared towards the allowed uses in the CCD-Employment Center zoning district. The site is located at 4585 and 4587 State Highway 14, and within the Planned Development District Santa Fe County Community College District (CCD), within the Employment Center (CCD-EC) sub-district, within Township 16 North Range 8 East Section 24. (Commission District 5). John Lovato, Case Manager

### **5. New Business**

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A. Case 22-5200 Denise Angel Density Variance. Denise Angel, Applicant, Jennifer Salimbene, Agent, request approval of a density variance to allow two dwellings on a 1.89-acre parcel. Currently, the Applicant has an existing 1,724, square foot modular residence on the site and requests placement of an additional 2,040 square foot modular residence. The property lies within the Residential Community Zoning District within the La Cienega and La Cieneguilla Community District Overlay (LCLCCD) where the base density is 1 dwelling per acre. The property is located at 47 Camino Torcideo Loop within, Sections 17&20, Township 16 North, Range 8 East, (Commission District 3) Gabriel Bustos, Case Manager

B. Case # 21-5120 American Tower/AT&T Condition Amendment. American Tower/AT&T (Applicant) requests an amendment of a condition of approval imposed by the Planning Commission at its July 21, 2022, public hearing. The Applicant's application was to replace a 35-foot tower with a 150-foot tower on a site that is approximately 23' from a vacant parcel held by the New Mexico State Land Office (SLO). The condition imposed was that Applicant would obtain an easement from the SLO for the area of State land in which the tower could fall. The property is located at 51 Boomer Road, accessed via US Highway 285, 16 miles north of Clines Corner, within the Agricultural/Ranching (A/R) Zoning District, within Section 32, Township 12 North, Range 11 East, (Commission District 3) Jose E. Larrañaga, Case Manager

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**6. Petitions From The Floor**

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**7. Communications From The Commission Members**

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**8. Communications From The Attorney**

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**9. Matters From The Land Use Staff**

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**10. Next Regularly Scheduled Planning Commission Meeting: February 16, 2023**

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**11. Adjourn**

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A. \*These Land Use Cases Are Administrative Adjudicatory Proceedings. Among Other Things, This Means That Commissioners Generally May Not Discuss A Case With The Applicant Or Other Members Of The Public Outside Of The Public Hearing On The Case. In Addition, Before Taking Final Action, The Planning Commission May Choose To Deliberate On An Administrative Adjudicatory Proceeding In Closed Or Executive Session, As Permitted By Section 10-15-1(H)(3) NMSA 1978. Finally, The Planning Commission May Not Announce Its Decision On A Land Use Case At The Conclusion Of The Public Hearing Tonight.

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**12. Public Meeting Disclosures**

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A. In-Person Attendance. Members of the public have the choice of listening and participating in this meeting in person or virtually. Members of the public listening and participating in person will be required to comply with Santa Fe County policies concerning visitor screening and the wearing of cloth face coverings in effect on the day of the meeting. Please contact (505) 986-6200 for copies of Santa Fe County's current policies, which are subject to change.

B. Alternates to In-Person Attendance. Members of the public can listen and participate in the meeting via Webex. To participate by phone call 1-408-418-9388. The telephone access code and the link to access the meeting via computer will be posted on the County's website (<https://www.santafecountynm.gov/> ) several days before the meeting. In addition, people may watch the meeting at <https://www.youtube.com/channel/UCKGV2GEBC1Qv38Pn61083xg>